

ODED'S WEEKLY REPORT

10-03-2025

NEW GARBAGE COLLECTION DAY – Please note that starting next week the new Manatee County weekly collection schedule, for garbage, yard waste, and recycling will all be TUESDAY. While the collection will be conducted separately, ALL collections, i.e., garbage, yard waste, and recycling, will occur on Tuesday.

For this reason, Manatee County provided all residents with a new 96-gallon bin to be used for garbage. Now, the vast majority of residents would not produce enough waste to support the usage of a 96-gallon bin. Thanks to information provided to us by Ms. Jo Mooy, a long-time member of the community, residents may order a smaller bin from Manatee County by phone, 941-748-4501, by logging into their Manatee County Utilities Dept. account, mymanatee.org/css, or by visiting mymanatee.org/BigBin. Unfortunately, such smaller bins would not be available before January 2, 2026.

Until then, all residents MUST use the new 96-gallon bin. Please note, Manatee County will NOT pick up garbage for those who would use containers and most definitely will not collect garbage bags that are left on the curb. Your attention and assistance on this important matter is highly appreciated.

ANNUAL FIRE INSPECTIONS & TESTING – Please note that on Wednesday of next week, October 8th, Piper Fire Protection, LakeRidge Falls' Fire System Service Company, is scheduled to perform the annual sprinkler, alarm, extinguishers, emergency/exit lights, and fire backflow inspections and testing. It should go without saying, but the main goal of these inspections and testing is to detect, correct, and ensure the effectiveness of the Association's fire protection systems.

Please be aware that loud alarm noises and flashing lights may be heard coming from the clubhouse and annex buildings during various parts of the day on Wednesday. In addition, a sulfur odor may be present during the entire day as part of the inspection involves the flushing of the fire sprinkler lines. Although we have advised that the building may remain open, we kindly ask residents to refrain from approaching Piper's Technicians who will be on-site in order to ensure everyone's safety. Of course, we will inform you of the results of the tests once we receive the written reports. Again, thank you in advance for your cooperation and understanding on the matter.

With the above in mind, this is a great opportunity, like each year, to take a moment to speak about the importance of fire extinguishers. Being the most commonly used tool for fire protection in many households, fire extinguishers are extremely important as they are the first line of defense against fires. While you are not required to know how to operate one, it was noted in the past that it would be wise to encourage all residents to familiarize themselves with the usage of a fire extinguisher. First, please note that there are several fire extinguishers throughout the clubhouse, club room/annex, and gatehouse buildings. For today's purpose, please be aware of the five more accessible extinguishers:

- Clubhouse Hallway 1 – near the fitness center
- Clubhouse Hallway 2 – near the activity room
- Kitchen

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- Grand Salon – near the north double exit doors
- Club Room – near the double exit doors

Keeping the following in mind, here are the guidelines for using a fire extinguisher based on the Occupational Safety and Health Administration (OSHA) as it appears on its [website](#):

“Most fire extinguishers operate using the following P.A.S.S. technique:

PULL... Pull the pin. This will also break the tamper seal.

AIM... Aim low, pointing the extinguisher nozzle (or its horn or hose) at the base of the fire. NOTE: Do not touch the plastic discharge horn on CO2 extinguishers; it gets very cold and may damage skin.

SQUEEZE... Squeeze the handle to release the extinguishing agent.

SWEEP... Sweep from side to side at the base of the fire until it appears to be out. Watch the area. If the fire re-ignites, repeat steps 2 - 4.

If you have the slightest doubt about your ability to fight a fire - **EVACUATE IMMEDIATELY!**”



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FIRE SAFETY – On a related matter, this is a good time to bring to residents' attention a couple of important matters related to fire safety. These matters, as a side note, were brought to our attention by a Southern Manatee Fire Rescue District Inspector and related specifically to the multi-dwellings units, four and six-plex buildings, located in the Sandstone Neighborhood, i.e., Cascade Falls Drive, Reynolds Falls Court, Ashford Falls Court, and Simpson Falls Court.

“Per National Fire Protection Association (NFPA) requirements, the multi-unit residential buildings in LakeRidge Falls are required to follow Florida State adopted NFPA codes shown below...:

2021 Fire Prevention Code

This code requires buildings with multiple units, (more than 3) to have fire extinguishers that are annually inspected and tagged. The extinguishers need to be installed on the exterior of the buildings so that they are no more than 75 feet of travel for any one unit, or each unit shall have one extinguisher inside.

Because the buildings in this neighborhood are owned, and therefore maintained, by their homeowners, members of the Sandstone Neighborhood must ensure they have an operational fire extinguisher.

Storage and Use of Gas Fired Grills, Hibachis, Charcoal or Wood Fired Grills

Southern Manatee Fire Rescue District's Fire Prevention Ordinance 2017-01 states that:

13.1 No person shall place or maintain gas or propane cylinders on porches, breezeways or balconies or attached garages in multi-unit, multi-story buildings

13.2 No person shall use or operate within any building or structure any unvented fuel or kerosene burning appliance, including those with woven wick, designed for heating purposes.

13.3 No person shall store or use a charcoal, gas or wood-fired heaters, grills, barbecues, or any other cooking appliance on porches, balconies, or breezeway in any multi-unit, multi-story building.

13.4 No person shall store or use any other heat-producing device or appliance which has been determined by the AHJ to be unsafe due to its application or use.

In simple and nonlegal terms, residents of the Sandstone Neighborhood **CAN'T** store propane tanks in the building, garage, and/or lanai, hence no propane gas grills are allowed, nor use other barbecue devices that are not at least 10 feet away from the building.

Smoke Alarms

Please also advise the residents required to check their smoke alarms to ensure they are in working condition.



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We ask all Sandstone Neighborhood residents to take a moment and ensure the above is followed. **Remember**, an action by one resident may have the potential to impact adjoining units in the building. Unfortunately, it is more likely than not that these safety guidelines were written by professionals based on past experiences. For your own and your fellow neighbors' safety please make sure to follow these important directives. Thank you in advance for your attention and cooperation on this very important matter.

ROOFING COMPANIES – We started to get complaints again from residents regarding flat tires. These frequent visits to tire shops are the result of roof nails and screws by roofing companies that failed to ensure a clean working environment. We therefore kindly ask, cross it, urge all members who are replacing their roofs to assist the community in eliminating this dangerous condition. Therefore, homeowners are responsible for ensuring no roof materials are lying on or in proximity to their Lots. Please, and again please, make sure to assist the community on this very important matter.

Thank you in advance for your assistance on this important matter.

Have a quiet and safe weekend,

Oded Neeman - LakeRidge Falls Community Manager